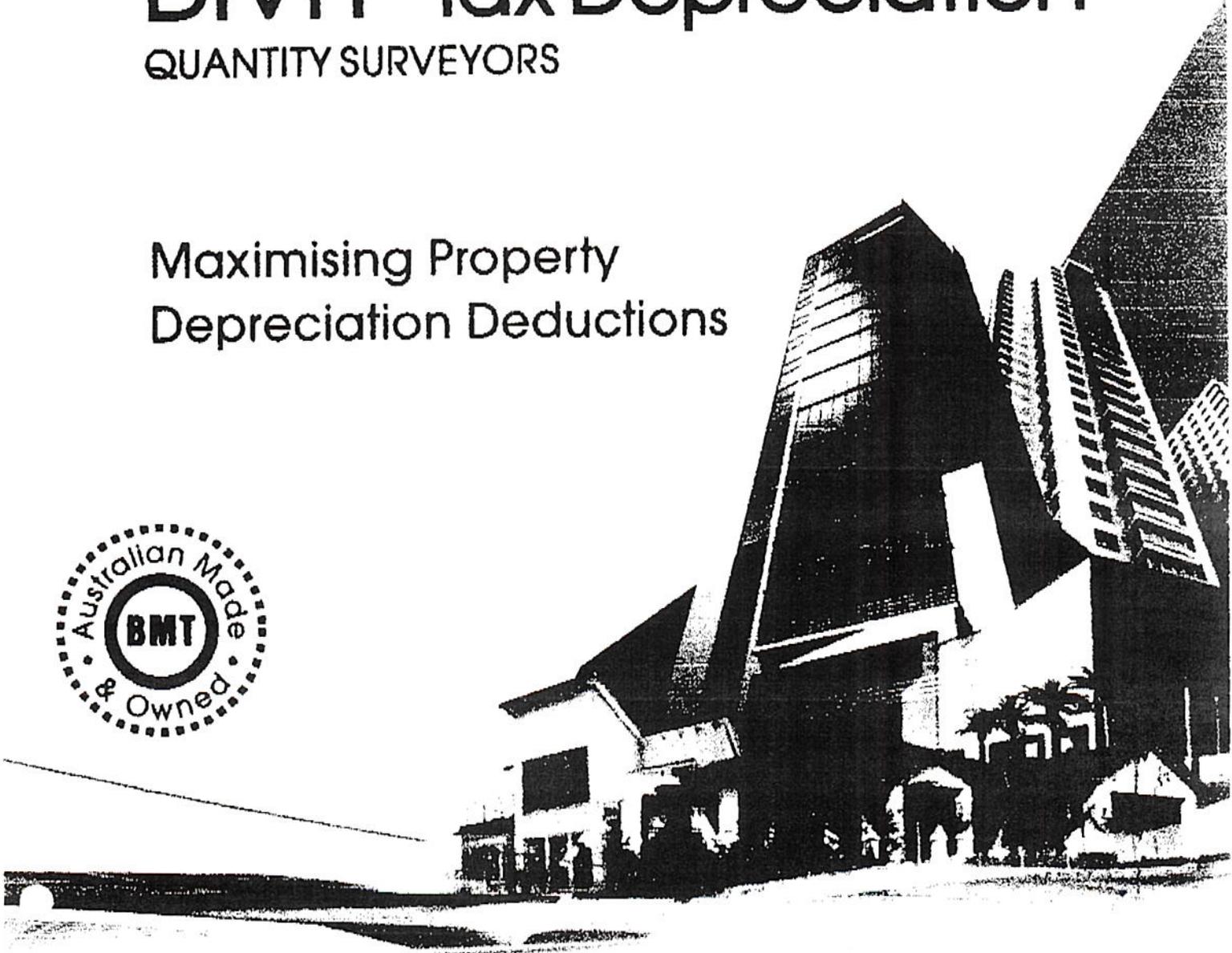


# BMT Tax Depreciation

QUANTITY SURVEYORS

Maximising Property  
Depreciation Deductions



## Capital Allowance & Tax Depreciation Report

Unit 8/16 Kiora Road

MIRANDA, NSW 2228

[www.bmtqs.com.au](http://www.bmtqs.com.au)

# BMT Tax Depreciation

QUANTITY SURVEYORS

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16 June, 2011

**Mr Charles & Mrs Joy Spiteri ATF Spiteri Superfund**  
**80 Holmes Street**  
**MAROUBRA, NSW 2035**

**Unit 8/16 Kiora Road MIRANDA, NSW 2228**

Dear Sir/Madam,

Please find attached our Capital Allowance & Tax Depreciation Report for the above property. The schedule has been prepared by BMT Tax Depreciation Pty Ltd for Mr Charles & Mrs Joy Spiteri ATF Spiteri Superfund and not in any other capacity.

The contents should be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. BMT Tax Depreciation Pty Ltd recommend that the client consults with their advisers before relying on the information provided.

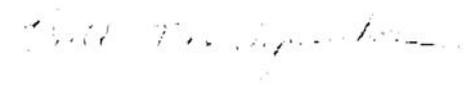
BMT Tax Depreciation Pty Ltd have applied their interpretations of the Tax Commissioner's current intentions whilst preparing this document.

**If this property changes ownership status, then the contents of this report become void and the new owner should contact this office to maximise their depreciation claim.**

As per requirements within the Tax Agent Services Act 2009 BMT Tax Depreciation Pty Ltd are registered tax agents our tax agent number is 53712009.

Should you have any queries, or require clarification, please do not hesitate to contact Bradley Beer or David Babic at this office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd  
Quantity Surveyors

## Office Locations

### BMT Tax Depreciation Pty Ltd

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### Disclaimer

The information provided in this report has been prepared by BMT Tax Depreciation Pty Ltd (Quantity Surveyors), as Property Depreciation and Construction Cost Consultants and not in any other capacity, on the basis of estimated costs and information provided to us by the client. It is intended for use by the parties to whom directed. The contents should thus be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. We recommend that clients consult with their own advisers before relying on these schedules. The schedules have been prepared in accordance with legislation in force at the time the asset was acquired and the date this report was produced.

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## Property Information

<b>Client:</b>	Mr Charles & Mrs Joy Spiteri ATF Spiteri Superfund
<b>Property:</b>	Unit 8/16 Kiara Road MIRANDA, NSW 2228
<b>Property Type:</b>	Residential
<b>Settlement Date:</b>	8 June, 2010
<b>Total Cost at Schedule Start Date:</b>	\$100,113
<b>Schedule Start Date:</b>	9 June, 2010
<b>Date First Available for Income:</b>	8 June, 2010
<b>No. Days Available:</b>	23

For a full summary of the depreciation allowance results on this property please refer to Diminishing Method (Page 8) or Prime Cost Method (Page 19).

### Disclaimer

BMT Tax Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other person acting upon or using this report.

## Method

The report has been prepared on the basis of an apportionment of the overall purchase price of \$395,000, a land value of \$105,400 and a strata entitlement of 68:1000. Any changes to these figures may alter the allowable returns on the property making the report contents inaccurate.

Two alternative schedules have been provided. The first schedule is based on the Diminishing Value method of depreciation for plant & equipment. This method allows a greater proportion of an asset's cost to be written-off in the earlier years of the asset's effective life.

The second schedule is based on the Prime Cost method of depreciation for plant & equipment. This method allows an equal amount of an asset's cost to be written-off in each year of the asset's effective life.

Each of the above schedules contain the following:

- Depreciation claims for plant & equipment (Division 40) – these are items that can be 'easily' removed from the property as opposed to items that are permanently fixed to the structure of the building. Plant will also include items that are mechanically or electronically operated, even where they are fixed to the structure of the building;
- Building write-off claims (Division 43) – a write-off allowance is available at the rate of 2.5% per year of the construction expenditure related to the property.

We have prepared our report based on the following depreciation options for plant & equipment.

**a) \$300 immediate write-off** – Individual assets costing \$300 or less are normally to be written-off in full in the year of purchase (i.e. 100% depreciation write-off).

The cost of individual assets acquired after 1 July, 2000 that are identical or substantially identical must be aggregated when applying the \$300 threshold – if their aggregate cost is more than \$300, they cannot be written-off in the year of purchase. The same applies to individual assets that form part of a 'set' of assets whose aggregate is more than \$300.

**b) Low-value pool depreciation** – Under this depreciation option, taxpayers can choose to depreciate the following assets as part of a group or pool of assets:

- Low-cost assets – an asset acquired during the current year costing less than \$1,000 (assuming the asset is not eligible for the \$300 immediate write-off noted above);
- Low-value assets – basically, an existing asset already written down to less than \$1,000 under the Diminishing Value method.

In a low-value pool, low cost assets are depreciated at the rate of 18.75% in the first year, regardless of the amount of time in the year the asset was acquired. All other assets are depreciated at the

rate of 37.5% per annum using the Diminishing Value method. Once the choice has been made to set up a low-value pool, all low-cost assets acquired must be allocated to the pool. Low-value assets can be allocated at the taxpayer's discretion.

The report has been prepared on the assumption that low-cost assets and low-value assets are depreciated as part of a low-value pool. If the purchaser does not select the low-value pool option for these assets, they should be depreciated using the effective life depreciation method below.

**c) Effective life depreciation** – depreciable assets that cannot be depreciated under any of the above two options have been depreciated on the basis of their effective life. For this purpose, the commissioner's estimate of their effective life has been used.

We have assumed that the property owner is entitled to claim available depreciation allowances and that no schedules of depreciation allowances exist or form a condition of the purchase documents.

The following information was used in the preparation of the schedule:

- Written and verbal information provided by Mr Charles & Mrs Joy Spiteri ATF Spiteri Superfund;
- Verbal information provided by Sutherland Shire Council;
- Site inspection conducted by BMT Tax Depreciation on 10 June, 2011.

The following costs were apportioned within the schedule:

- Preliminaries;
- Consultants Fees.

The following items have been excluded:

- Land Cost;
- Rates and Taxes;
- Holding Costs;
- Non-Depreciable Items (eg. Soft landscaping).

This Capital Allowance & Tax Depreciation Report is based on legislation in effect at the time the asset was acquired and the date this report was produced. The report is based on BMT Tax Depreciation Pty Ltd's interpretation of the Income Tax Assessment Act 1997, tax cases and tax rulings and our understanding of the Commissioner of Taxation's intentions.

# Summary

## Diminishing Value Calculation

&

## Low Cost/Low Value Pooling

# BMT Tax Depreciation

QUANTITY SURVEYORS

## 1.1 Deduction Groupings - Diminishing Value

BMT Tax Depreciation have allocated each asset into groups based on their rate of depreciation. The following tables provide a summary of the total deductions available per depreciation rate. As assets depreciate and qualify for the low value pool these assets are automatically rolled over to the 37.5% percentage rate group.

Basic Rate (%)	Years				
	9-Jun-10 30-Jun-10 Year 1	1-Jul-10 30-Jun-11 Year 2	1-Jul-11 30-Jun-12 Year 3	1-Jul-12 30-Jun-13 Year 4	1-Jul-13 30-Jun-14 Year 5
2.50 %	\$134	\$2,124	\$2,124	\$2,124	\$2,124
16.67 %	\$38	\$612	\$510	\$425	\$354
20.00 %	\$54	\$886	\$708	\$567	\$453
37.50 %	\$1,080	\$1,755	\$1,096	\$685	\$428
100.00 %	\$2,080	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,386</b>	<b>\$5,377</b>	<b>\$4,438</b>	<b>\$3,801</b>	<b>\$3,359</b>

Basic Rate (%)	Years				
	1-Jul-14 30-Jun-15 Year 6	1-Jul-15 30-Jun-16 Year 7	1-Jul-16 30-Jun-17 Year 8	1-Jul-17 30-Jun-18 Year 9	1-Jul-18 30-Jun-19 Year 10
2.50 %	\$2,124	\$2,124	\$2,124	\$2,124	\$2,124
16.67 %	\$0	\$0	\$0	\$0	\$0
20.00 %	\$363	\$290	\$232	\$0	\$0
37.50 %	\$930	\$582	\$364	\$574	\$360
100.00 %	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,417</b>	<b>\$2,996</b>	<b>\$2,720</b>	<b>\$2,698</b>	<b>\$2,484</b>

## 1.2 Depreciation of Plant and Equipment

This section lists the 'Plant & Equipment' relevant to this property and their corresponding depreciation claims under the Diminishing Value method. This schedule also shows the total depreciation claim for the items that have been allocated to the low-value pool.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with Income Tax Order 1217 (for items acquired before 1 July 1991), Income Tax Ruling IT 2685 (for items acquired before 1 January 2001), Tax Ruling TR 2000/18 (for items acquired before 1 July 2006), Tax Ruling TR 2006/5 & subsequent addendums (for items acquired from 1 July 2006).

The basic depreciation rates shown in the schedule have been calculated on the basis of The Commissioner's effective life estimates outlined in the above rulings. The effective life of an asset is

# BMT Tax Depreciation

QUANTIFY DUPLICATORS

divided into either 150 or 200 to determine the basic Diminishing Value rate for the asset depending on when the Item was purchased.

### 1.3 Diminishing Value Total - Plant & Equipment and Division 43

Date	Division 40			Division 43	Total
	Effective Life Plant	Pooled Plant	Total Division 40		
9-Jun-10 to 30-Jun-10	2,172	1,080	3,252	134	3,386
1-Jul-10 to 30-Jun-11	1,498	1,755	3,253	2,124	5,377
1-Jul-11 to 30-Jun-12	1,218	1,096	2,314	2,124	4,438
1-Jul-12 to 30-Jun-13	992	685	1,677	2,124	3,801
1-Jul-13 to 30-Jun-14	807	428	1,235	2,124	3,359
1-Jul-14 to 30-Jun-15	363	930	1,293	2,124	3,417
1-Jul-15 to 30-Jun-16	290	582	872	2,124	2,996
1-Jul-16 to 30-Jun-17	232	364	596	2,124	2,720
1-Jul-17 to 30-Jun-18	0	574	574	2,124	2,698
1-Jul-18 to 30-Jun-19	0	360	360	2,124	2,484

Please refer to Appendix One for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix Two and Three.

# BMT Tax Depreciation

QUANTITY SURVEYORS

## Diminishing Method (Years 1-5)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 9-Jun-10 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-14 (\$)
				9-Jun-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	132	5	100.0%	132	0	0	0	0	0
Blinds	2,927	10	37.5%	0	0	0	0	0	363
Carpet	4,482	10	20.0%	54	886	708	567	453	1,814
Cooktops	905	12	37.5%	0	0	0	0	0	112
Curtains	298	6	100.0%	298	0	0	0	0	0
Door Closers	146	10	100.0%	146	0	0	0	0	0
Heat, Light & Exhaust Units	289	10	100.0%	289	0	0	0	0	0
Hot Water Systems	1,842	12	16.7%	19	304	253	211	176	879
Light Shades	418	5	37.5%	0	0	0	0	0	51
Ovens	1,866	12	16.7%	19	308	257	214	178	890
Rangehoods	723	12	37.5%	0	0	0	0	0	89
Smoke Alarms	296	6	100.0%	296	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>14,324</b>			<b>1,253</b>	<b>1,498</b>	<b>1,218</b>	<b>992</b>	<b>807</b>	<b>4,198</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	11	5	100.0%	11	0	0	0	0	0
Carpet	135	10	100.0%	135	0	0	0	0	0
Door Closers	79	10	100.0%	79	0	0	0	0	0
Garbage Bins	290	10	100.0%	290	0	0	0	0	0
Intercom System Assets	783	10	37.5%	0	0	0	0	0	97
Light Shades	81	5	100.0%	81	0	0	0	0	0
MATV System	289	10	100.0%	289	0	0	0	0	0
Smoke Alarms	34	6	100.0%	34	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>1,702</b>			<b>919</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97</b>
Total Division 40 - Effective Life Rate	10,270			2,172	1,498	1,218	992	807	3,583
Total Division 40 - Pooled (Page 15)	5,756			1,080	1,755	1,096	685	428	712
<b>Total Division 40</b>	<b>16,026</b>			<b>3,252</b>	<b>3,253</b>	<b>2,314</b>	<b>1,677</b>	<b>1,235</b>	<b>4,295</b>
<b>Division 43 - Capital Works Allowance</b>									
Total Division 43 (Page 26)	84,087			134	2,124	2,124	2,124	2,124	75,457
<b>Total Depreciation</b>	<b>100,113</b>			<b>3,386</b>	<b>5,377</b>	<b>4,438</b>	<b>3,801</b>	<b>3,359</b>	<b>79,752</b>

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

# BMT Tax Depreciation

QUANTITY SURVEYORS

## Diminishing Method (Years 6-10)

Unit 8/16 Kiora Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost ● 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV ● 1-Jul-19 (\$)
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	363	10	37.5%	0	0	0	0	0	35
Carpet	1,814	10	20.0%	363	290	232	0	0	363
Cooktops	117	12	37.5%	0	0	0	0	0	11
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	879	12	37.5%	0	0	0	0	0	84
Light Shades	51	5	37.5%	0	0	0	0	0	4
Ovens	890	12	37.5%	0	0	0	0	0	85
Rangehoods	89	12	37.5%	0	0	0	0	0	9
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>4,198</b>			<b>363</b>	<b>290</b>	<b>232</b>	<b>0</b>	<b>0</b>	<b>591</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	97	10	37.5%	0	0	0	0	0	9
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>97</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
Total Division 40 - Effective Life Rate	1,814			363	290	232	0	0	0
Total Division 40 - Pooled (Page 15)	2,481			930	582	364	574	360	600
<b>Total Division 40</b>	<b>4,295</b>			<b>1,293</b>	<b>872</b>	<b>596</b>	<b>574</b>	<b>360</b>	<b>600</b>
<b>Division 43 - Capital Works Allowance</b>									
Total Division 43 (Page 26)	75,457			2,124	2,124	2,124	2,124	2,124	64,837
<b>Total Depreciation</b>	<b>79,752</b>			<b>3,417</b>	<b>2,996</b>	<b>2,720</b>	<b>2,698</b>	<b>2,484</b>	<b>65,437</b>

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

# BMT Tax Depreciation

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## Diminishing Method (Years 11-15)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost ● 1-Jul-19 (\$)	Effective Life (Years)	Basic Rate (DY)	Depreciation Allowance					TWBY ● 1-Jul-24 (\$)
				1-Jul-19 30-Jun-20 Year 11 (\$)	1-Jul-20 30-Jun-21 Year 12 (\$)	1-Jul-21 30-Jun-22 Year 13 (\$)	1-Jul-22 30-Jun-23 Year 14 (\$)	1-Jul-23 30-Jun-24 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	35	10	37.5%	0	0	0	0	0	4
Carpet	363	10	37.5%	0	0	0	0	0	35
Cooktops	11	12	37.5%	0	0	0	0	0	0
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	84	12	37.5%	0	0	0	0	0	7
Light Shades	4	5	37.5%	0	0	0	0	0	0
Ovens	85	12	37.5%	0	0	0	0	0	8
Rangehoods	9	12	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>591</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	9	10	37.5%	0	0	0	0	0	0
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>9</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 15)	600			225	141	89	55	36	54
<b>Total Division 40</b>	<b>600</b>			<b>225</b>	<b>141</b>	<b>89</b>	<b>55</b>	<b>36</b>	<b>4,295</b>
<b>Division 43 - Capital Works Allowance</b>									
Total Division 43 (Page 26)	64,837			2,124	2,124	2,124	2,124	2,124	54,217
<b>Total Depreciation</b>	<b>65,437</b>			<b>2,349</b>	<b>2,265</b>	<b>2,213</b>	<b>2,179</b>	<b>2,160</b>	<b>54,271</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Diminishing Method (Years 16-20)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 1-Jul-24 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-29 (\$)
				1-Jul-24 30-Jun-25 Year 16 (\$)	1-Jul-25 30-Jun-26 Year 17 (\$)	1-Jul-26 30-Jun-27 Year 18 (\$)	1-Jul-27 30-Jun-28 Year 19 (\$)	1-Jul-28 30-Jun-29 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	0	0	0	0	0	4
Carpet	35	10	37.5%	0	0	0	0	0	0
Cooktops	0	12	37.5%	0	0	0	0	0	0
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	7	12	37.5%	0	0	0	0	0	0
Light Shades	0	5	37.5%	0	0	0	0	0	0
Ovens	8	12	37.5%	0	0	0	0	0	0
Rangehoods	0	12	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>54</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	0	10	37.5%	0	0	0	0	0	0
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 15)	54			21	13	8	5	3	4
<b>Total Division 40</b>	<b>54</b>			<b>21</b>	<b>13</b>	<b>8</b>	<b>5</b>	<b>3</b>	<b>4</b>
<b>Division 43 - Capital Works Allowance</b>									
Total Division 43 (Page 26)	54,217			2,124	2,124	2,124	2,124	2,124	43,597
<b>Total Depreciation</b>	<b>54,271</b>			<b>2,145</b>	<b>2,137</b>	<b>2,132</b>	<b>2,129</b>	<b>2,127</b>	<b>43,601</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Pooling Schedule DV (Years 1-5)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 9-Jun-10 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-14 (\$)
				9-Jun-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Blinds	2,927	10	37.5%	549	892	557	348	218	363
Carpet	0	10	0.0%	0	0	0	0	0	0
Cooktops	905	12	37.5%	170	276	172	108	67	112
Curtains	0	6	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	0	12	0.0%	0	0	0	0	0	0
Light Shades	418	5	37.5%	78	128	80	50	31	51
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	723	12	37.5%	136	220	138	86	54	89
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>4,973</b>			<b>933</b>	<b>1,516</b>	<b>947</b>	<b>592</b>	<b>370</b>	<b>615</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	783	10	37.5%	147	239	149	93	58	97
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>783</b>			<b>147</b>	<b>239</b>	<b>149</b>	<b>93</b>	<b>58</b>	<b>97</b>
<b>Total - Pooled Items</b>	<b>5,756</b>			<b>1,080</b>	<b>1,755</b>	<b>1,096</b>	<b>685</b>	<b>428</b>	<b>712</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Pooling Schedule DV (Years 6-10)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-19 (\$)
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Blinds	363	10	37.5%	136	85	53	33	21	35
Carpet	929	10	37.5%	0	0	0	348	218	363
Cooktops	112	12	37.5%	42	26	17	10	6	11
Curtains	0	6	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	879	12	37.5%	330	206	129	80	50	84
Light Shades	51	5	37.5%	19	12	8	5	3	4
Ovens	890	12	37.5%	334	209	130	81	51	85
Rangehoods	89	12	37.5%	33	21	13	8	5	9
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>3,313</b>			<b>894</b>	<b>559</b>	<b>350</b>	<b>565</b>	<b>354</b>	<b>591</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	97	10	37.5%	36	23	14	9	6	9
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>97</b>			<b>36</b>	<b>23</b>	<b>14</b>	<b>9</b>	<b>6</b>	<b>9</b>
<b>Total - Pooled Items</b>	<b>3,410</b>			<b>930</b>	<b>582</b>	<b>364</b>	<b>574</b>	<b>360</b>	<b>600</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Pooling Schedule DV (Years 11-15)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 1-Jul-19 (\$)	Effective LBo (Years)	Basic Rate (DV)	Depreciation Allowance					RWDV @ 1-Jul-24 (\$)
				1-Jul-19 30-Jun-20 Year 11 (\$)	1-Jul-20 30-Jun-21 Year 12 (\$)	1-Jul-21 30-Jun-22 Year 13 (\$)	1-Jul-22 30-Jun-23 Year 14 (\$)	1-Jul-23 30-Jun-24 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Blinds	35	10	37.5%	13	8	5	3	2	4
Carpet	363	10	37.5%	136	85	53	33	21	35
Cooktops	11	12	37.5%	4	3	2	1	1	0
Curtains	0	6	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	84	12	37.5%	32	20	12	8	5	7
Light Shades	4	5	37.5%	2	1	1	0	0	0
Ovens	85	12	37.5%	32	20	12	8	5	8
Rangehoods	9	12	37.5%	3	2	2	1	1	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>591</b>			<b>222</b>	<b>139</b>	<b>87</b>	<b>54</b>	<b>35</b>	<b>54</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	9	10	37.5%	3	2	2	1	1	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>9</b>			<b>5</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total - Pooled Items</b>	<b>600</b>			<b>225</b>	<b>141</b>	<b>89</b>	<b>55</b>	<b>36</b>	<b>54</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Pooling Schedule DV (Years 16-20)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 1-Jul-24 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-29 (\$)
				1-Jul-24 30-Jun-25 Year 16 (\$)	1-Jul-25 30-Jun-26 Year 17 (\$)	1-Jul-26 30-Jun-27 Year 18 (\$)	1-Jul-27 30-Jun-28 Year 19 (\$)	1-Jul-28 30-Jun-29 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	2	1	1	0	0	0
Carpet	35	10	37.5%	13	8	5	3	2	4
Cooktops	0	12	37.5%	0	0	0	0	0	0
Curtains	0	6	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	7	12	37.5%	3	2	1	1	0	0
Light Shades	0	5	37.5%	0	0	0	0	0	0
Ovens	8	12	37.5%	3	2	1	1	1	0
Rangehoods	0	12	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>54</b>			<b>21</b>	<b>13</b>	<b>8</b>	<b>5</b>	<b>3</b>	<b>4</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	0	10	37.5%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total - Pooled Items</b>	<b>54</b>			<b>21</b>	<b>13</b>	<b>8</b>	<b>5</b>	<b>3</b>	<b>4</b>

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# Summary

## Prime Cost Calculation

# BMT Tax Depreciation

QUANTITY SURVEYORS

## 1.1 Deduction Groupings - Prime Cost

BMT Tax Depreciation have allocated each asset into groups based on their rate of depreciation. The following tables provide a summary of the total deductions available per depreciation rate.

Basic Rate (%)	Years				
	9-Jul-10 30-Jun-10 Year 1	1-Jul-10 30-Jun-11 Year 2	1-Jul-11 30-Jun-12 Year 3	1-Jul-12 30-Jun-13 Year 4	1-Jul-13 30-Jun-14 Year 5
2.50 %	\$134	\$2,124	\$2,124	\$2,124	\$2,124
16.67 %	\$27	\$443	\$443	\$443	\$443
20.00 %	\$50	\$819	\$819	\$819	\$819
40.00 %	\$5	\$84	\$84	\$84	\$84
100.00 %	\$2,080	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$2,296</b>	<b>\$3,470</b>	<b>\$3,470</b>	<b>\$3,470</b>	<b>\$3,470</b>

Basic Rate (%)	Years				
	1-Jul-14 30-Jun-15 Year 6	1-Jul-15 30-Jun-16 Year 7	1-Jul-16 30-Jun-17 Year 8	1-Jul-17 30-Jun-18 Year 9	1-Jul-18 30-Jun-19 Year 10
2.50 %	\$2,124	\$2,124	\$2,124	\$2,124	\$2,124
16.67 %	\$443	\$443	\$443	\$443	\$443
20.00 %	\$819	\$819	\$819	\$819	\$819
40.00 %	\$77	\$0	\$0	\$0	\$0
100.00 %	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,463</b>	<b>\$3,386</b>	<b>\$3,386</b>	<b>\$3,386</b>	<b>\$3,386</b>

## 1.2 Depreciation of Plant and Equipment

This section lists the plant & equipment relevant to this property and their corresponding depreciation claims under the Prime Cost method.

The low-value option has not been applied, as this option is based on the Diminishing Value method. However, the purchaser can choose to depreciate low cost assets and low-value assets as part of a low value pool, even if other assets are being depreciated under the Prime Cost method.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with Income Tax Order 1217 (for items acquired before 1 July 1991), Income Tax Ruling IT 2685 (for items acquired before 1 January 2001), Tax Ruling TR 2000/18 (for items acquired before 1 July 2006), Tax Ruling TR 2006/5 & subsequent addendums (for items acquired from 1 July 2006).

The basic depreciation rates shown in the schedule have been calculated on the basis of The Commissioner's effective life estimates outlined in the above rulings (depending on when the item

# BMT Tax Depreciation

QUANTITY SURVEYORS

was purchased). The effective life of an asset is divided into 100 to determine the basic Prime Cost rate for the asset.

### 1.3 Prime Cost Total - Plant & Equipment and Division 43

Date	Effective Life Plant	Division 43	Total
9-Jun-10 to 30-Jun-10	2,162	134	2,296
1-Jul-10 to 30-Jun-11	1,346	2,124	3,470
1-Jul-11 to 30-Jun-12	1,346	2,124	3,470
1-Jul-12 to 30-Jun-13	1,346	2,124	3,470
1-Jul-13 to 30-Jun-14	1,346	2,124	3,470
1-Jul-14 to 30-Jun-15	1,339	2,124	3,463
1-Jul-15 to 30-Jun-16	1,262	2,124	3,386
1-Jul-16 to 30-Jun-17	1,262	2,124	3,386
1-Jul-17 to 30-Jun-18	1,262	2,124	3,386
1-Jul-18 to 30-Jun-19	1,262	2,124	3,386

Please refer to Appendix One for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix Two and Three.

# BMT Tax Depreciation

QUANTITY SURVEYORS

## Prime Cost Method (Years 1-5)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost 9-Jun-10 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV 1-Jul-14 (\$)
				9-Jun-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	132	5	100.0%	132	0	0	0	0	0
Blinds	2,927	10	10.0%	18	293	293	293	293	1,737
Carpet	4,482	10	10.0%	27	448	448	448	448	2,663
Cooktops	905	12	8.3%	5	75	75	75	75	600
Curtains	298	6	100.0%	298	0	0	0	0	0
Door Closers	146	10	100.0%	146	0	0	0	0	0
Heat, Light & Exhaust Units	289	10	100.0%	289	0	0	0	0	0
Hot Water Systems	1,842	12	8.3%	9	153	153	153	153	1,221
Light Shades	418	5	20.0%	5	84	84	84	84	77
Ovens	1,866	12	8.3%	9	155	155	155	155	1,237
Rangehoods	723	12	8.3%	4	60	60	60	60	479
Smoke Alarms	296	6	100.0%	296	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>14,324</b>			<b>1,238</b>	<b>1,268</b>	<b>1,268</b>	<b>1,268</b>	<b>1,268</b>	<b>8,014</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	11	5	100.0%	11	0	0	0	0	0
Carpet	135	10	100.0%	135	0	0	0	0	0
Door Closers	79	10	100.0%	79	0	0	0	0	0
Garbage Bins	290	10	100.0%	290	0	0	0	0	0
Intercom System Assets	783	10	10.0%	5	78	78	78	78	466
Light Shades	81	5	100.0%	81	0	0	0	0	0
MATV System	289	10	100.0%	289	0	0	0	0	0
Smoke Alarms	34	6	100.0%	34	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>1,702</b>			<b>924</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>466</b>
<b>Total - Division 40 (Effective Life Rates)</b>	<b>16,026</b>			<b>2,162</b>	<b>1,346</b>	<b>1,346</b>	<b>1,346</b>	<b>1,346</b>	<b>8,480</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43 (Page 26)</b>	<b>84,087</b>			<b>134</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>75,457</b>
<b>Total Depreciation</b>	<b>100,113</b>			<b>2,296</b>	<b>3,470</b>	<b>3,470</b>	<b>3,470</b>	<b>3,470</b>	<b>83,937</b>

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# BMT Tax Depreciation

QUANTITY SUPPLIERS

## Prime Cost Method (Years 6-10)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost ● 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV ● 1-Jul-19 (\$)
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	1,737	10	10.0%	293	293	293	293	293	272
Carpet	2,663	10	10.0%	448	448	448	448	448	423
Cooktops	600	17	8.3%	75	75	75	75	75	225
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	1,221	12	8.3%	153	153	153	153	153	456
Light Shades	77	5	20.0%	77	0	0	0	0	0
Ovens	1,237	12	8.3%	155	155	155	155	155	462
Rangehoods	479	12	8.3%	60	60	60	60	60	179
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>8,014</b>			<b>1,261</b>	<b>1,184</b>	<b>1,184</b>	<b>1,184</b>	<b>1,184</b>	<b>2,017</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	466	10	10.0%	78	78	78	78	78	76
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>466</b>			<b>78</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>76</b>
<b>Total - Division 40 (Effective Life Rates)</b>	<b>8,480</b>			<b>1,339</b>	<b>1,262</b>	<b>1,262</b>	<b>1,262</b>	<b>1,262</b>	<b>2,093</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43 (Page 26)</b>	<b>75,457</b>			<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>64,837</b>
<b>Total Depreciation</b>	<b>83,937</b>			<b>3,463</b>	<b>3,386</b>	<b>3,386</b>	<b>3,386</b>	<b>3,386</b>	<b>66,930</b>

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# BMT Tax Depreciation

EQUINITY CAPITAL GROUP

## Prime Cost Method (Years 11-15)

Unit 8/16 Kiora Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost @ 1-Jul-19 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-24 (\$)
				1-Jul-19 30-Jun-20 Year 11 (\$)	1-Jul-20 30-Jun-21 Year 12 (\$)	1-Jul-21 30-Jun-22 Year 13 (\$)	1-Jul-22 30-Jun-23 Year 14 (\$)	1-Jul-23 30-Jun-24 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	272	10	10.0%	272	0	0	0	0	0
Carpet	423	10	10.0%	423	0	0	0	0	0
Cooktops	225	12	8.3%	75	75	75	0	0	0
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	456	12	8.3%	153	153	150	0	0	0
Light Shades	0	5	20.0%	0	0	0	0	0	0
Ovens	462	12	8.3%	155	155	152	0	0	0
Rangehoods	179	12	8.3%	60	60	59	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>2,017</b>			<b>1,138</b>	<b>443</b>	<b>436</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	76	10	10.0%	76	0	0	0	0	0
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>76</b>			<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total - Division 40 (Effective Life Rates)</b>	<b>2,093</b>			<b>1,214</b>	<b>443</b>	<b>436</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43 (Page 26)</b>	<b>44,837</b>			<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>54,217</b>
<b>Total Depreciation</b>	<b>66,930</b>			<b>3,338</b>	<b>2,567</b>	<b>2,660</b>	<b>2,124</b>	<b>2,124</b>	<b>54,217</b>

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# BMT Tax Depreciation

QUANTITY SURVEYORS

## Prime Cost Method (Years 16-20)

Unit 8/16 Kiara Road  
MIRANDA, NSW 2228

Tax Grouping	Total Cost ● 1-Jul-24 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-29 (\$)
				1-Jul-24 30-Jun-25 Year 16 (\$)	1-Jul-25 30-Jun-26 Year 17 (\$)	1-Jul-26 30-Jun-27 Year 18 (\$)	1-Jul-27 30-Jun-28 Year 19 (\$)	1-Jul-28 30-Jun-29 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Blinds	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Cooktops	0	12	8.3%	0	0	0	0	0	0
Curtains	0	6	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	0	12	8.3%	0	0	0	0	0	0
Light Shades	0	5	20.0%	0	0	0	0	0	0
Ovens	0	12	8.3%	0	0	0	0	0	0
Rangehoods	0	12	8.3%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Unit Specific</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Existing Common Property</b>									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	0	10	10.0%	0	0	0	0	0	0
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
<b>Total - Existing Common Property</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total - Division 40 (Effective Life Rates)</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43 (Page 24)</b>	<b>54,217</b>			<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>43,597</b>
<b>Total Depreciation</b>	<b>54,217</b>			<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>2,124</b>	<b>43,597</b>

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# Summary

## Division 43

### Building Write-Off Allowance

# BMT Tax Depreciation

QUANTITY SURVEYORS

## 1.1 Special Building Write-Off allowance (Division 43)

There is available to Mr Charles & Mrs Joy Spiteri ATF Spiteri Superfund a Division 43 special building write-off allowance which applies to income producing Residential buildings which commenced additional works from the 18th July 1985 to the present time.

Under current Tax Legislation, the owner of the property is eligible to claim the Division 43 write-off allowance for a maximum of 40 years after the additional works completion date. The Division 43 allowance applicable to this property is calculated below.

Total Cost for Division 43 application at:

Works	Date	Rate	Original Cost
Additional Works	12-Jan-10	2.5 %	\$84,942

Calculation for write-off provision,

PERIOD	DIV 43 (\$)
9-Jun-10 to 30-Jun-10	134
1-Jul-10 to 30-Jun-11	2,124
1-Jul-11 to 30-Jun-12	2,124
1-Jul-12 to 30-Jun-13	2,124
1-Jul-13 to 30-Jun-14	2,124
1-Jul-14 to 30-Jun-15	2,124
1-Jul-15 to 30-Jun-16	2,124
1-Jul-16 to 30-Jun-17	2,124
1-Jul-17 to 30-Jun-18	2,124
1-Jul-18 to 30-Jun-19	2,124

# Appendix One

## 40 Year Projection

## Appendix One - 40 Year Projection

Years 1-21		
Period	Depreciation & Capital Works Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
9-Jun-10 30-Jun-10	3,386	2,296
1-Jul-10 30-Jun-11	5,377	3,470
1-Jul-11 30-Jun-12	4,438	3,470
1-Jul-12 30-Jun-13	3,801	3,470
1-Jul-13 30-Jun-14	3,359	3,470
1-Jul-14 30-Jun-15	3,417	3,463
1-Jul-15 30-Jun-16	2,996	3,386
1-Jul-16 30-Jun-17	2,720	3,386
1-Jul-17 30-Jun-18	2,698	3,386
1-Jul-18 30-Jun-19	2,484	3,386
1-Jul-19 30-Jun-20	2,349	3,338
1-Jul-20 30-Jun-21	2,265	2,567
1-Jul-21 30-Jun-22	2,213	2,560
1-Jul-22 30-Jun-23	2,179	2,124
1-Jul-23 30-Jun-24	2,160	2,124
1-Jul-24 30-Jun-25	2,145	2,124
1-Jul-25 30-Jun-26	2,137	2,124
1-Jul-26 30-Jun-27	2,132	2,124
1-Jul-27 30-Jun-28	2,129	2,124
1-Jul-28 30-Jun-29	2,127	2,124
1-Jul-29 30-Jun-30	2,126	2,124

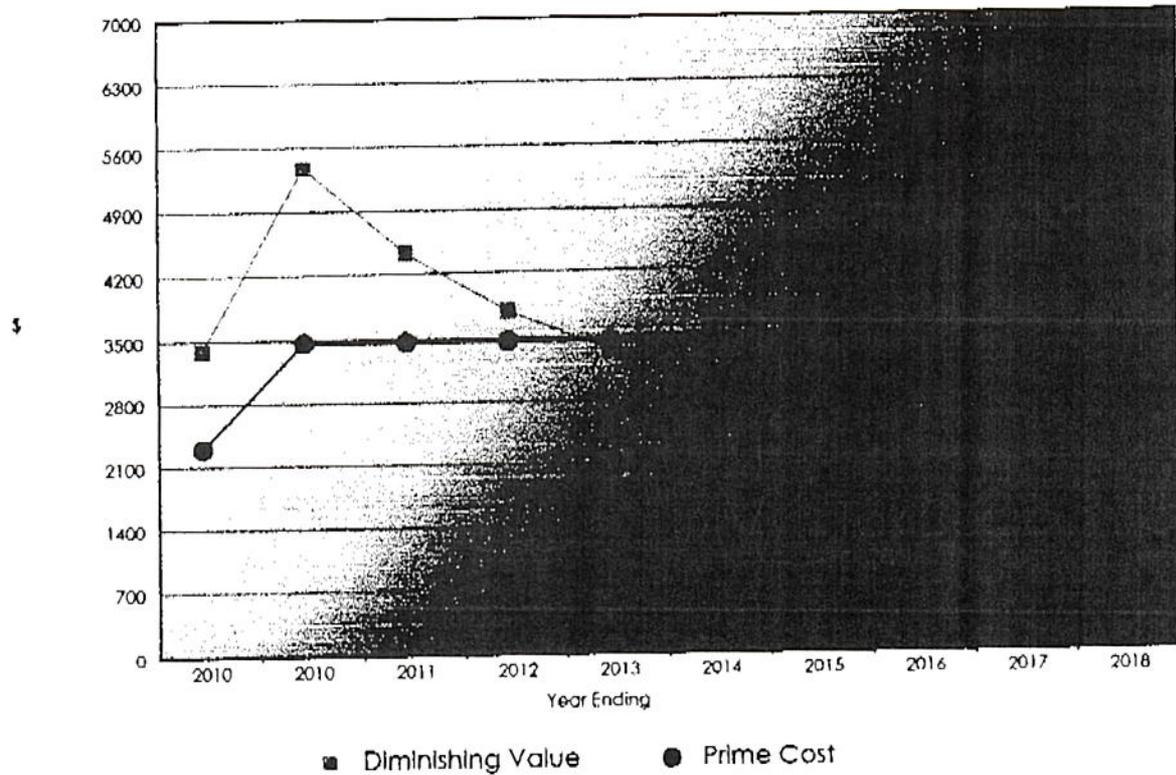
Years 22-41		
Period	Depreciation & Capital Works Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
1-Jul-30 30-Jun-31	2,125	2,124
1-Jul-31 30-Jun-32	2,125	2,124
1-Jul-32 30-Jun-33	2,124	2,124
1-Jul-33 30-Jun-34	2,124	2,124
1-Jul-34 30-Jun-35	2,124	2,124
1-Jul-35 30-Jun-36	2,124	2,124
1-Jul-36 30-Jun-37	2,124	2,124
1-Jul-37 30-Jun-38	2,124	2,124
1-Jul-38 30-Jun-39	2,124	2,124
1-Jul-39 30-Jun-40	2,124	2,124
1-Jul-40 30-Jun-41	2,124	2,124
1-Jul-41 30-Jun-42	2,124	2,124
1-Jul-42 30-Jun-43	2,124	2,124
1-Jul-43 30-Jun-44	2,124	2,124
1-Jul-44 30-Jun-45	2,124	2,124
1-Jul-45 30-Jun-46	2,124	2,124
1-Jul-46 30-Jun-47	2,124	2,124
1-Jul-47 30-Jun-48	2,124	2,124
1-Jul-48 30-Jun-49	2,124	2,124
1-Jul-49 30-Jun-50	1,117	1,117
<b>Total</b>	<b>100,113</b>	<b>100,113</b>

## **Appendix Two & Three**

### **Graphical Representation**

#### Comparative & Cumulative Analysis

### Appendix Two - Comparative Analysis



### Appendix Three - Cumulative Analysis

